



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 07-31-2001**

### **APPROVED**

### **TOWN OF ARLINGTON**

### **MINUTES**

### **REGULAR MEETING**

### **PERMANENT TOWN BUILDING COMMITTEE**

**TUESDAY, JULY 31, 2001**

**PRESENT:** John Cole, Chairman Robert Juusola

Thomas Caccavaro Martin Thrope

Philip Farrington

**ABSENT:** Richard Bento William Shea

Charles Stretton

**PARTICIPANTS:** Dick Madonia, Project Manager

Richard O'Dwyer, ICON Architectural

David Kale, Arlington Public Schools

**CALL TO ORDER:** 7:30 p.m.

### **HARDY SCHOOL UPDATE – R. O'DWYER/D. MADONIA**

- The assignment release for Titan Roofing has come back. They have taken over from the other roofing contractor. Mr. O'Dwyer will send that release to Kathleen Donovan.

- The Chairman commented on his walk through of the building and commended Mr. Madonia and Mr. Dan Kelly for the progress that has been made toward completion of the project.

- There was a discussion of the charges included in Change Order No. 14 (\$57,809.) that was submitted this evening. Committee members expressed their frustration with last minute expenses among which included an additional fire alarm and a duct in the boiler room. Mr. Madonia said there were more items coming and that things like this happen on a project that, until they are "stumbled" upon, no one would be able to pick up ahead of time.

On a **MOTION** by Mr. Juusola and seconded by Mr. Farrington, it was **VOTED to approve Change Order No. 14 to Bonfatti Construction in the amount of \$57,809.00 for the Hardy School project.** ROLL CALL VOTE: Unanimous (Mr. Thrope voted "yes" with "great reluctance" because he felt that we were "over a barrel." He felt that there had to be a better way than to get hit with these additions at the last minute. In particular, he expressed his frustration with the additional items related to the fire alarm and the boiler room ventilation.)

The Chairman felt there were some process things that could be improved and that the committee was working to improve the flow of information in order to be aware of these issues and have some leverage over the contractor rather than letting things go and having the contractor give us the number at the "end of the day." Mr. Thrope said that things are set in motion on the project but that a number is not produced until much later. He suggested that the contractor should be able to "ballpark" an item so that the town will know what they are up against. He felt that if the committee could get a better handle on what is coming our way earlier then they would be in much better shape to make good decisions. Mr. Juusola made reference to a CCD (Construction Change Directive) which can be used to ballpark numbers.

- On a **MOTION** by Mr. Juusola and seconded by Mr. Caccavaro, it was **VOTED to approve Pay Application No. 25 in the amount of \$223,216.34 (revised amount) which includes C.O. No. 14.** ROLL CALL VOTE: Unanimous

Mr. Thrope noted a discrepancy in the contract amount on the change order and the pay application. Mr. O'Dwyer responded that the pay application number was correct and that the number on the change order 14 needed to be changed to be consistent with the pay application.

### **HARDY SITE WORK**

- There was a lengthy discussion of the Hardy landscaping contract. According to Mr. Madonia, Teresa DeBenedictus said that the landscaping contract had been signed and was being processed. This would allow the architect to issue a notice to proceed. Presently, the site work is scheduled to begin on Monday. Mr. Farrington, however, questioned whether it was legal to sign the contract in view of the fact that there may not be enough funding to cover this contract as a result of the number of additional expenses that may

**MINUTES – PTBC – JULY 31, 2001**

- still be pending on this project. It was also noted by Mr. Farrington that the Selectmen had recently voted to make available \$125,000 from the “Antenna Fund” for the park projects at the Peirce and the Hardy.

As a result of this discussion, Mr. Madonia and Mr. Thrope will review the budget numbers in an effort to provide an accurate accounting of project figures. Mr. Dan Kelly (Bonfatti Project Manager) will also be asked to submit his numbers to the committee within a reasonable time frame. The committee will revisit this issue at its newly scheduled meeting on August 14th. (The meeting scheduled for August 7th will be canceled.)

- Mr. Cole made reference to a noise (similar to that at the Brackett) on the 3rd floor level during a walk-through of the building. While Mr. O’Dwyer felt that it could be the result of an imbalancing issue, Mr. Cole was told by Mr. Dan Kelly that the system had in fact been balanced. Mr. O’Dwyer will investigate the issue. Mr. Kale also spoke about the 82o temperature (on a cool day) in the rooms on the 3rd floor and whether the circulation of air was working as it should. Mr. O’Dwyer will ask the mechanical engineer what a reasonable temperature expectation would be for those classrooms.

**BRACKETT CLOSE-OUT ISSUES**

- According to Mr. Cole, a letter was sent from Town Counsel to DRA, T. R. White Construction, the roof subcontractor, and the roof material warranty holder (Firestone), a copy of which was distributed to the committee. The letter referred to unresolved issues, one of which was additional noise remediation for three classrooms. DRA has put together a directive to give to T. R. White to go to the next level of remediation, the cost of which will be the responsibility of DRA.

Additionally, there is still the issue of the malfunctioning air conditioning system that has not been resolved. Mr. Madonia said the issue would cost money and spoke about an additional \$9,000 for the compressor. Mr. Caccavaro questioned where the warranty was for the compressor.

The Chairman directed Mr. Madonia to instruct Dominic Vecchione of DRA that if he wants to authorize payment for the remediations that the money would not come from the town and if it was thought that the town should be paying then Mr. Vecchione should come before the committee with an explanation.

- Town Counsel’s letter also alluded to the water penetration issue. T. R. White is not aware of any recent water problems, and the roofing subcontractor wrote a letter to John Maher to that effect. The Chairman directed Mr. Madonia to ask the custodian to certify the date and location on Brackett letterhead of any leaks of which he is aware.

- There is a change order for \$16,000 which covers the last noise remedial efforts. The agreement with DRA is that they are responsible for any remediation which brings the noise level to the standard of NC35. Because there is no contractual relationship between T. R. White and DRA, the town will pay White and DRA will reimburse the town. On a **MOTION** by Mr. Caccavaro and seconded by Mr. Thrope, it was **VOTED** to **approve a change order in the amount of \$16,822.00 to T. R. White Construction (contingent upon whether there is money in the Brackett School account). Mr. Cole will send a letter to DRA requesting reimbursement of the change order amount (\$16,822.00) to the town.** ROLL CALL VOTE: Unanimous

- DRA will be making some changes to the sidewalks at their expense.  
 - Mr. Madonia indicated that the Brackett was still without an occupancy permit. Mr. Caccavaro noted that there had been no paper work submitted to the building inspector as yet. It was Mr. Caccavaro’s understanding that DRA had not contacted the building inspector at all to advise him of the issues that had been resolved.

**PEIRCE SCHOOL UPDATE – D. MADONIA**

- The project manager was fired by Castagna today, and it appears that things are back on track. It is hoped that the new project manager will come in with permits to demolish the building.  
 - The asbestos abatement appears to have been completed without any change order requests. It appears, however, that there is a sewer line that will have to be removed. That is being priced now. They do not feel it will hinder the demolition.  
 - The general contractor has offered to review the Peirce furniture and equipment layout. Mr. Cole would like to take him up on his offer.

**MINUTES – PTBC MEETING – JULY 31, 2001****INVOICES**

On a **MOTION** by Mr. Caccavaro and seconded, it was **VOTED** to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoices for legal consultation to Town Counsel:**

- **Brackett School - \$123.18**
- **Bishop School - \$114.00**

ROLL CALL VOTE: Unanimous

(Because there was a question as to whether the town had been double-billed, the committee will hold two similar invoices for the Peirce and the Dallin.)

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Juusola, it was **VOTED** to **approve ICON architecture invoice for Hardy School construction addendum services in the amount of \$3,120.86.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Juusola, it was VOTED to **approve DRA invoice for additional services on the Peirce School in the amount of \$1,000.00 to provide renderings for Town Meeting.** ROLL CALL VOTE: Unanimous

#### **APPROVAL OF MINUTES**

On a **MOTION** by Mr. Caccavaro and seconded, it was VOTED to **approve PTBC Meeting Minutes of July 10, 2001.** VOTE: 3-0-2 (Mr. Thrope & Mr. Juusola abstained)

#### **FINAL DISCUSSION**

- The Arlington School Committee has requested copies of PTBC Meeting Minutes and well as copies of program spread sheets.
- Mr. Thrope was invited to a meeting of Sustainable Arlington. There was a lot of information that he felt might be pertinent to the school building projects. He suggested that they work in partnership with the PTBC about specific items that could be included in the Requests for Proposals.
- Planning for the Dallin School will be restarted in September, and Stratton and Thompson will be reviewed as well. Mr. Cole mentioned that there was a state program now which funds some federal money for design and implementation.
- Mr. Juusola said that the state is looking for ten pilot programs to do sustainable school building designs and are accepting applications now. He felt that Thompson and Stratton might be good candidates. Mr. Cole asked Mr. Juusola to draft RFP's which include a green design for the remaining schools in order to qualify for pilot program funding from the state.

#### **ADJOURNMENT**

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Marie Carroll